



TALON Home Inspections

(859) 447-0050

www.talonthomeinspectionsky.com

Summer Checklist

Summer is here, you'll want to prepare your home and yard for the onslaught of the summer heat, and it's a great time to focus on home maintenance for the exterior of your home. With the change of each season comes a new set of maintenance tasks for your home.

To help you cover all the bases, Talon Home Inspections has come up with a handy Summer Maintenance Checklist for home owners and our clients. Consult it every year and your home will keep you safe and reward you by saving you unexpected cost's.

Now if you haven't done the Spring Maintenance, you may want to check that first to see what other tasks need to be performed to ensure your up to date. Most summer maintenance consists of things the average person can do without professional assistance. If there are tasks you don't feel comfortable doing, find a professional in the field who offers assistance and guarantees there work.

- **Central Air Conditioning**

1. If you haven't already, prep your air conditioner.
2. Check condensate drain lines to make sure they are clear and draining properly.
3. Keep bushes and plant material clear of unit.
4. Check and replace filters. (usually every 3 months, some cases monthly).

[When was the last time you had your air conditioner serviced?](#)

[Maybe you need to Schedule a service call to have your air conditioner checked before the first hot day of Spring or Summer, and have your ducts professionally cleaned. It'll make your indoor air quality healthier and your air conditioner more efficient.](#)

- **Roof and Chimney**

Your roof should be inspected annually to ensure that you don't have any problems. So if you haven't checked your roof in Spring, now is a good idea and will assist you in finding a small problem before it becomes a large, leaky one.

1. Clear limbs, leaves and other debris from the surface.
2. Check the roof for leaks.
3. Check the roof visually from the ground for damage. Look at the shingles. Are they curled, buckled, missing, or any crack's. Hire a professional to repair as necessary.
4. Clean out the gutters and remove any debris.
5. Check the gutters and downspouts are secured.
6. Ensure downspouts and splash blocks are draining away from the foundation (or into a rain barrel). Downspouts should extend at least 5 feet from the home.

When was the last time you had the chimney cleaned? Schedule a chimney clean and service so it's ready for next winter. This will ensure your safe to go for winter.

- **Exterior of Home**

1. Ensure that shrubs and bushes are trimmed. Keep a distance of 6 inches between the exterior siding and vegetation so the house has ventilation, and definitely make sure they're not crowding your air conditioner unit.
2. Trim back tree limbs that are in contact with the roof surface.
3. Check your yard for fire hazards.
4. Check and repair fascia, eaves and siding. Are they loose, rotted or need sealing with paint?
5. Clean and repair deck/patio as needed.
6. Check windows and doors for caulking and seals. Touch up or replace where needed with products designed for the job. This will save you significant heating and cooling dollars.
7. Check and repair screen doors and windows. Keep bugs out by carefully checking each screen (including doors) as you clean them, and patch up holes and tears.
8. Clean windows and window tracks, and make sure weep holes are not blocked (including sliding door tracks – lubricate openers and track rollers with silicone spray).
9. Check and fill cracks in concrete or asphalt for driveways and walkways.
10. Check and clean dryer vent, other exhaust vents to exterior of home. While the dryer is running, check that the exhaust is coming out. It should smell nicely of fresh laundry. If there isn't much exhaust, check for blockages as well as you can. You may need a professional. Also vacuum the lint from the hose at the dryer.
11. Examine the home foundation, especially if it is concrete. Look for cracks and discolorations that point to a water leak or moisture source. Seal and treat as necessary. Small fissures are generally normal, but large or gaping cracks signal potential foundation failure. Consult a professional if you notice any signs of structural damage to either concrete or wood foundations.

- **Garage**

Test and lubricate garage doors. This is also a good time to clean out all that clutter that seems to accumulate in garages.

- **Crawlspace**

1. Check for signs of plumbing leaks, cracks, movement, rot, or mildew.
2. Check for adequate ventilation to remove excess moisture.
3. Ensure vapour barrier in crawlspace is intact. If there is a small hole or tear in the barrier then it's deemed useless.

- **Attic**

1. Check for leaks, condensation, wet insulation and animal infestation.
2. Ensure the attic fan is working properly before the heat of summer arrives.

- **Interior of Home**

1. Check the washing machine and dishwasher fill hoses to make sure there are no cracks developing.
2. Vacuum the refrigerator coils. Close the doors on a dollar bill and try to pull it out to test the seal. If you can easily remove the dollar, the door seal is bad and needs to be replaced.
3. Test any GFCI outlets: plug in a lamp, hit the test button and then the reset button to see if it turns the light off and then on again (GFCI stands for Ground Fault Circuit Interrupter. These types of outlets are designed to protect you from severe or fatal electric shocks. They're often found in the kitchen and bathroom, or any place near a water source.).
4. Check smoke and carbon monoxide detectors, home alarms and other safety devices. Change batteries once a year.
5. Reverse the blade direction on ceiling fans. (the blades should turn counter clockwise, creating a downdraft) This will help you feel much cooler.

Performing a summer home maintenance inspection and making any needed repairs not only makes your life a little easier, it also serves another purpose. If, at some point, you intend to sell your home, having records to show the maintenance you performed will give potential buyers a little peace of mind.

Remember to always put safety first. Many home maintenance tasks are better left to the professionals so be sure to hire a contractor or technician if you are not able to handle the task on your own.

Now that your done, relax and enjoy summer with friends and family and don't forget to put another shrimp on the BBQ when friends arrive.